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Phase 1 Report

Environmental Site Assessment
Coyote Creek
San Jose, California

January 2002

Prepared For:

U.S. Army
Corps of Engineers

San Francisco District
333 Market Street
San Francisco, CA 94105-2197

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PHASE 1 REPORT:
Environmental Site Assessment Coyote Creek
San Jose, CA

Contract No. DACW07-02-P-0007
ITSI Project Number 01-149.01.400

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LIST OF ACRONYMS AND ABBREVIATIONS

AMSL	above mean sea level
ASTM	American Society for Testing and Materials
AWP	Annual Work Plan (state Superfund)
BEP	Bond Expenditure Plan (state Superfund)
bgs	below ground surface
CA SLIC	California Spills, Leaks, Investigation Cleanup
COC	Contaminant of Concern
DHS	Department of Health Services
EDR	Environmental Data Resources, Inc.
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Association
ITSI	Innovative Technical Solutions, Inc.
LB&D	Lorrentz Barrel & Drum Company
LUST	Leaking Underground Storage Tank
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List (federal Superfund)
PCB	Polychlorinated Biphenyls
RI	Remedial Investigation
SCVWD	Santa Clara Valley Water District
SJBD	San Jose Building Department
SJWC	San Jose Water Company
SOW	Scope of Work
SVE	Soil Vapor Extraction
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

Innovative Technical Solutions, Inc. (ITSI) performed a Phase I Environmental Site Assessment (ESA) on the Coyote Creek Flood Control Project located in San Jose, California (Figure 1). This assessment was performed for the United States Army Corps of Engineers (USACE), San Francisco District under contract number DACW07-02-P-0007.

The USACE is currently in the planning stages for the construction of flood control structures along an approximately 2,700-foot length on the west side of Coyote Creek. The purpose of the stabilization project is to control periodic flooding of Coyote Creek. Currently, there are several storm water drains that empty into Coyote Creek. It is anticipated by the USACE that sheet piling will be driven into the ground along the area in question and that a minimal amount of excavation work will be required. However, some excavation may be required to work around the existing storm drains or to install new ones. At this time, the depth of any required excavations is unknown. ITSI has performed an assessment of the area in question to identify any known or potential hazardous materials, which could impact the flood control construction project.

Representatives from the USACE involved in this project included Mr. Frank Snitz and Ms. Karen Mason. The ITSI project team consisted of Mr. Dan Ledford (Senior Project Manager), Ms. Anita Trafficante (Senior Environmental Scientist) and Ms. Shau-Luen Kuo (Environmental Scientist).

1.2 SCOPE OF WORK

The Scope of Work (SOW) dated October 9, 2001 for this project involved the performance of a Phase I ESA to identify any known or potential hazardous waste or materials present that may impact the planned Coyote Creek stabilization project. The purpose of this ESA is to compile historical information and to prioritize areas with a potential for environmental concerns or contamination.

Activities carried out as part of the Scope of Work for this Phase I ESA included:

Initial Site Visit

- Participate and attend an initial site visit prior to beginning any work under this task order. The purpose of the meeting was to: 1) introduce the contractor staff to the USACE staff ; 2) develop a preliminary SOW; and 3) conduct an initial site visit of Coyote Creek.

Project Planning

- Establish project management structure, files, records, and planning process.

Collection/Review of Background Documents

- Review regulatory agency records for the site and adjacent properties within one-half to one mile using an electronic database service, and review of local regulatory agency files readily available at the Santa Clara Valley Water District (SCVWD) for information on current or past operations, investigations, remediation and closure projects performed on the site property or in the surrounding area which could adversely impact the site.

- Review available public records from the County of Santa Clara Assessors Office and the City of San Jose, Building and Planning Departments for the property and adjacent properties.

- Review available historical aerial photographs for the site and adjacent properties.

- Review available Sanborn fire insurance maps for the site and adjacent properties.

Site Visit and Discussion

- Identify current and historic uses of the site and adjacent properties, and the potential presence of hazardous substances or petroleum products based on observation from an on-site inspection.

- Identify physical characteristics of the site, including land (geologic, hydrologic, and topographic) and improvements (structures, roads, and utilities).

- Conduct telephone interviews, if necessary, with previous landowners, tenants, former contractors and employees to the extent reasonably feasible, concerning historical and present usage and/or presence of hazardous substances and petroleum products. Interviews were limited to only those sites where specific concerns were identified from the review of available records or during site visits.

Preliminary Findings Letter

- Prepare and submit a Preliminary Findings Letter after site visit and partial file reviews.

Draft Report and Recommendations

- Prepare and submit a Draft Phase I ESA Report for USACE review upon the completion of all field and review activities.

Technical Review Meeting

- If significant revisions are needed in the draft report, a technical meeting with the USACE and ITSI will be held.

Final Report

- Prepare and submit the final report based on all received comments from USACE.

Environmental sampling was not included in the SOW for this project. This Phase I ESA was generally performed in accordance with American Society for Testing and Materials (ASTM) E-1527 standards. In addition, the Phase I ESA is consistent with the requirements as defined in the SOW, dated October 9, 2001.

Deviations or deletions from the ASTM E-1527 standards include:

- Review of title search for previous ownership was not included in the SOW.
- Site reconnaissance included no site entry onto private property. Observations of private properties were made from publicly accessible areas. In addition, portions of the site along Coyote Creek were visually or physically inaccessible due to overgrown vegetation.
- Interviews with owners and occupants were limited to telephone interviews related to only those properties which may have been identified as having a known or potential hazardous waste or material that might impact the stabilization project.

1.3 SUMMARY OF FINDINGS

This Phase I ESA report presents the results of the assessment of the Coyote Creek Flood Control Project site area. These results are presented in detail in Sections 2 through 5 of this report. Key findings are summarized below.

The Coyote Creek Flood Control Project site has historically been undeveloped or used for agricultural purposes. Some industrial activity was present in some of the surrounding properties along Phelan Avenue to the west of Senter Road prior to 1954. The residential parcels and commercial office parcels adjacent to the project site area were developed between 1966 and the present with the majority of the development occurring in the 1990's. The Carroll Ranch, located to the south of the site, includes several ranch buildings, miscellaneous equipment and debris, two aboveground storage tanks, and two old fuel dispensers. No information was available from local records regarding the uses or history of tanks or fuels on the Carroll Ranch property. In addition, there was no available documentation indicating environmental releases associated with the Carroll Ranch.

A review of historical and regulatory agency records did not identify any properties in the surrounding area with known environmental concerns likely to impact the site. Based upon the site visit and review of available information, ITSI has found no recognized environmental conditions in connection with the site and no further assessment is warranted.

2.0 SITE CHARACTERISTICS

The following sections present descriptions of the site location, physical characteristics and its current and past uses. This section also presents a description of current and past uses of the surrounding areas within the site's vicinity.

2.1 LOCATION OF SITE

Coyote Creek is located in the City of San Jose, California in the County of Santa Clara. The section of Coyote Creek included in this assessment is located just northeast of Senter Road and is comprised of an approximately 2,700-foot length along the creek and adjoining properties. The northern part of the project begins approximately at the east end of Phelan Avenue, near Senter Road. It then extends east/southeast until it meets Coyote Creek. The project area continues along Coyote Creek until reaching the Carroll Ranch property. From that point, the project area extends southwest back to Senter Road. The site is restricted specifically along the west side of Coyote Creek.

The sheetpile floodwall footprint is proposed to start just northeast of Senter Road between the Carroll Ranch property (1896 Senter Road) and 1888 Senter Road. It extends northeast along the length of the property boundaries to Coyote Creek, then follows the creek northwesterly until reaching the eastern boundary of Bevin Brook Drive. The project footprint then follows the northern boundary of the Bevin Court Apartments and ends on Phelan Avenue.

2.2 PHYSICAL CHARACTERISTICS OF SITE AND VICINITY

This subsection provides information of site topography and geology/hydrogeology.

2.2.1 Topography

The City of San Jose is located in the Santa Clara Valley, which extends to the southeast from San Francisco Bay and mostly lies in the bay flats. The valley is oriented in a northwest-southeast direction with mountain ranges on both sides. Coyote Creek runs through San Jose in a generally southeasterly to northwesterly fashion. The project site area is located in the United States Geological Survey (USGS), San Jose East Quadrangle and is approximately 95 feet above mean sea level (amsl). The embankment along Coyote Creek slopes steeply in some sections of the waterway. The surrounding area slopes in a southwest to northeast direction with the elevation approximately one mile south of the project site area at approximately 110 feet amsl.

According to the Federal Emergency Management Agency (FEMA) maps, the site is in Flood Zone A, an area within the 100-year flood plain (FEMA, 1998, 1982).

2.2.2 Geology/Hydrogeology

The subsurface sediments in the project site vicinity are comprised of alternating layers of granular and fine-grained cohesive soil. Four predominantly granular water-bearing or potentially water-bearing subsurface zones have been described in the surrounding area. The first of which extends from the existing grade to approximately 20 feet below ground surface (bgs) is predominantly comprised of sand and silty sand with occasional lenses of silt, clayey silt and silty clay. This layer of soils is generally dry but may contain seasonal perched groundwater. This first zone is underlain by a 2 to 7 feet thick clay/silty clay aquitard. (URS, 1998)

The second zone sediments are predominantly comprised of sands and silty sands with occasional lenses of sandy gravel, silt and silty clay. These soils are encountered at depths from approximately 25 to 35 feet bgs. This zone is a semi-confined aquifer and contains the uppermost water bearing soils in the area around the site. This second zone is underlain by a 35-foot aquitard, encountered at depths of 35 to 70 ft bgs, and comprised primarily of very stiff clay/silty clay (URS 1998).

The third zone lies beneath the aquitard and is comprised predominantly of sand, gravel and cobble, with occasional interbedded silt and clay lenses. These soils are encountered at depths from 70 to 90 feet bgs. Groundwater elevations indicate that this zone is a confined aquifer. According to the SCVWD, the granular, water-bearing soils of the second and third zones comprise the regional upper aquifer (URS, 1998). Groundwater usage in the regional upper aquifer is limited to local domestic and agricultural uses.

The third and fourth zones are separated by a 40-foot thick aquitard, below of which is a 50-foot granular unit, and then a 50-foot silty clay unit. The fourth zone begins approximately 230 to 1,000 feet bgs and is comprised mostly of thick beds of silty sand, sandy gravel and gravel with cobbles interbedded with thick beds of silty and sandy clay. This zone comprises the regional lower aquifer or deep aquifer, from which is extracted an estimated 107,000 acre-feet of groundwater per year for irrigation and domestic use (URS 1998).

A review of the groundwater elevations from SCVWD and City of San Jose Water Company (SJWC) indicates that the area tends to drain towards Coyote Creek. Along the creek, the depth to groundwater is approximately 15-30 feet bgs. This depth to groundwater extends out from either side of the creek at various distances ranging from approximately 4,000 feet to 500 feet at the narrowest point. Beyond this, the groundwater rises to approximately 5-15 feet.

Based on site investigations conducted in the surrounding area, groundwater flow direction is generally to the northwest. The SJWC operates a pump station adjacent to the creek. The well is approximately 517 feet bgs. SJWC estimates that 45% of the area's drinking water is provided by groundwater, 45% imported from SCVWD and 10% from surface waters.

2.3 CURRENT SITE USES

Current site uses of the Coyote Creek Flood Control Project area include primarily publicly owned land for recreational and municipal uses. The SJWC pump station, located adjacent to the site, has an outfall that discharges into Coyote Creek within the project boundaries. The creek itself is managed by the SCVWD Fish and Game Department. The City of San Jose also manages a walking trail along portions of the Coyote Creek project area. The site also borders various private residential and commercial parcels.

2.4 PAST SITE USES

2.4.1 Historical Aerial Photographs

Historical aerial photographs with coverage of the site were reviewed at Pacific Aerial Survey in Oakland, California, for the years 1999, 1994, 1990, 1984, 1980, 1976, 1971, 1966, 1960 and 1954. The aerial photographs were reviewed for indications of past activities and uses of the site and vicinity. In 1954, the site and adjoining properties appeared as agricultural or undeveloped land. By 1966, the Rock Spring Drive residential apartment parcel was constructed adjacent to the central portion of the site. The SJWC pump station was constructed some time between 1966 and 1971. The office building at 1870 Senter Road and the Rock Spring Playground, was constructed some time between 1990 and 1994. The office building at 1888 Senter Road and the Bevin Court Apartments were constructed some time after 1994. The buildings and layout of the Carroll Ranch property had not undergone any visible significant changes since 1954 other than vegetation growth.

2.4.2 Sanborn Fire Insurance Maps

ITSI contacted the Environmental Data Resources, Inc. (EDR) library to determine if Sanborn fire insurance maps were available for the site. Sanborn maps show the location of underground storage tanks and pipelines, and types of buildings/structures, and industrial activities on properties. According to EDR, there are no Sanborn maps available for the site.

2.4.3 City of San Jose Building Department

Historical information was reviewed by ITSI at the City of San Jose Building Department (SJBD). No significant deviations from what was observed in the aerial photographs were discovered.

Building and/or electrical permits were on file for the existing structures at the following addresses:

- 1888 Senter Road;
- 1870 Senter Road;
- 1828-1848 Rock Spring Drive;
- 635 Phelan Avenue (San Jose Historical Museum); and
- Bevin Court Apartments

No records indicating the presence of prior historical structures were identified for these addresses in SJBD files

- 1896 Senter Road (Carroll Residence)
- City of San Jose, San Jose Water District, Senter Pump Station
- City of San Jose, Rock Spring Playground

2.5 CURRENT AND PAST USES OF THE ADJOINING PROPERTIES

The majority of the parcels in the immediate vicinity are privately or publicly owned for residential, commercial office, municipal and recreational uses. ITSI observed the following surrounding uses during the site reconnaissance.

2.5.1 East and South

The site is bordered to the east by Coyote Creek, followed by parcels included in the Carroll Ranch as primarily pasture or undeveloped land. The Carroll's have owned the land since prior to 1954. The land has been used for agricultural applications and/or has remained undeveloped since 1954. The land directly south of the site is also occupied by the Carroll Ranch and houses the ranch buildings and farm equipment.

2.5.2 West and North

The western and northern boundary of the flood construction footprint is mostly privately and publicly owned parcels of residential, commercial office, municipal or recreational usage, including the following:

City of San Jose, San Jose Water District, Senter Pump Station – This parcel is located adjacent to Coyote Creek. The City of San Jose intermittently uses this pump station to supply drinking water to the surrounding community, mostly during the summer months. When the pump station is not in use, the city discharges the water directly into Coyote Creek. The depth of the well is approximately 517 feet. No contamination has ever been reported in the well.

Residential parcels located along Rock Spring Drive, 1828 – 1848 Rock Spring Drive - The buildings in these parcels are fourplex-housing units along with various garages and carport structures. Historical records indicate that the land use since development has been for residential only.

City of San Jose, Rock Spring Playground - The City of San Jose maintains a small community playground along Rock Spring Drive, just west of Coyote Creek.

Cal Works, County of Santa Clara Employment Benefit Services, 1888 Senter Road
This building is owned by D&D Ranch and is leased to the County of Santa Clara. The building was built some time before 1994 and has been used only for commercial offices.

Department of Social Services, County of Santa Clara, 1870 Senter Road
The building is owned by DDD Partners and is leased to the County of Santa Clara. The building was built after 1994, and has been used only for commercial offices.

Vacant parcel between 1888 Senter Road and Coyote Creek on Wool Creek Drive
A vacant lot, owned by DDD Partners, borders the southern portion of the projected flood control construction footprint. The records indicate that this land has only been used for farmlands or has been vacant.

Bevin Court Apartments located along Bevin Brook Drive
The structures on this parcel are apartment buildings constructed some time after 1994. Historical records indicate that the land use since construction has been for residential use only. The apartments are bordered to the north by open land managed by Kelley Park.

City of San Jose, San Jose Historical Museum, Kelley Park, 635 Phelan Avenue
The San Jose Historical Museum is located at the southern most section of Kelley Park across Phelan Avenue from the site. Original and reconstructed replicas of landmark buildings were constructed between 1966 and 1980 at this site to reproduce the buildings as they were in the 1800's through the 1920's. The village has historic neighborhoods, paved streets, and working trolleys.

3.0 RESULTS OF SITE RECONNAISANCE

A site reconnaissance of the Coyote Creek Flood Control Project footprint and adjoining properties was conducted on October 22, 2001 by Ms. Anita Trafficante and Ms. Shau Luen Kuo of ITSI. Appendix A provides a selection of photographs of the site and adjoining properties.

Not all the areas of the project footprint were visually or physically accessible. Coyote Creek is a riparian habitat, heavily vegetated with overgrowth. There was a footpath accessible at Kelley Park, however, the footpath only went along the outskirts of a portion of the project area of Coyote Creek. A storm drain, which discharges to Coyote Creek within the project footprint, was observed. The storm drain is adjacent to the SJWC pump station. No unusual discharges were observed from the storm drain during the site reconnaissance. No evidence of dumping of hazardous waste materials onsite was observed during the site reconnaissance. No evidence of potential environmental impacts was observed either on the project site or on adjoining properties, with the possible exception of structures on the Carroll Ranch property to the south.

Structures observed on the Carroll Ranch during the site reconnaissance included, two barns, animal corrals, two aboveground storage tanks, miscellaneous sheds, equipment, and debris. In addition, two old fuel dispensers were observed on the adjoining Carroll Ranch. It should be noted that no records regarding fuel usage or underground storage tanks (USTs) were identified during the records review.

An attempt was made to conduct a phone interview with the property owners of the Carroll Ranch, however, the owners were unavailable or unresponsive.

4.0 RECORDS REVIEW

This section evaluates potential environmental concerns regarding the site and surrounding properties. Regulatory agency records were reviewed for historic or ongoing environmental enforcement actions. This consisted of a review of available records or conversations with personnel from the following sources:

- Environmental Data Resources, Inc.
- City of San Jose Planning Department

4.1 ENVIRONMENTAL DATA RESOURCES, INC.

An electronic database search was performed for the site and vicinity by EDR. The EDR electronic database search included environmental databases for federal, state, and regional regulatory agencies applicable for a Phase I ESA performed according to ASTM E-1527 standards. An electronic copy of the EDR report is included in the attached CD-ROM, and a description of the databases searched is included in the EDR report.

The database report was reviewed to note reported releases on Coyote Creek Flood Control Project site or in the surrounding vicinity that indicate an environmental condition which could potentially impact the site. Reported release sites listed in the regulatory agency database search report were evaluated with respect to the nature and extent of the release, the distance of the reported release from the site, and the position of a reported release with respect to known or expected local and/or regional groundwater flow direction (i.e., northwest). Generally, reported release sites located within 0.5 mile upgradient, 0.25 mile cross-gradient, or adjacent downgradient were considered to have a potential to impact the site. Properties which were listed in the database search report but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) were not considered to have a potential to impact the site.

4.1.1 Site Listings

According to the EDR report, the Coyote Creek Flood Control Project site is not listed on any state or federal databases.

4.1.2 Surrounding Property Listings

The EDR database search identified the following surrounding properties as release facilities within the evaluation criteria described previously.

- One (1) National Priority List (NPL) site
- One (1) Annual Workplan (AWP) site
- One (1) Bond Expenditure Plan (BEP) site
- One (1) CONSENT site
- Three (3) California Spills, Leaks and Investigation Cleanup (CA SLIC) site
- Nine (9) Leaking Underground Storage Tank (LUST) record
- Nine (9) Cortese records

NPL, AWP, BEP, and CONSENT Site

The Lorrentz Barrel & Drum Co. (LB&D), located at 1515 South 10th Street, is listed as a federal Superfund site (NPL), a state Superfund site (AWP and BEP), and as an NPL site having a major legal settlement establishing responsibility and standards for cleanup (CONSENT). LB&D is a 5.26-acre parcel situated at the southwest corner of the intersection of Alma Avenue and South 10th Street, approximately 0.5 miles northwest of the northern end of the Coyote Creek Flood Control project footprint. Although the LB&D site is situated in a crossgradient to downgradient direction from the site, based on reported groundwater flow data, a file review was performed at the SCVWD on LB&D due to the significant nature of contamination often associated with Superfund sites.

LB&D operated as a barrel and drum recycling facility from 1947 to 1987. The recycling operation consisted of emptying, cleaning, resealing and repainting drums for resale. In 1987, the California Department of Health Services (DHS) successfully filed for a court action that closed LB&D. Following the closure, the U.S. Environmental Protection Agency (USEPA) completed an emergency response removal action, and in 1989, placed LB&D on the federal Superfund list (NPL).

In July 1990, a Remedial Investigation (RI) identified a variety of contaminants of concern (COCs) at the site that posed a risk to human health and environment. The COCs included volatile organic compounds (VOCs), pesticides, polychlorinated biphenyls (PCBs) and inorganics in soil, and VOCs in shallow groundwater.

In May 1993, a Feasibility Study at the site recommended the following remedy for contaminated soils:

- Construction of a Soil Vapor Extraction (SVE) to remove and treat soil VOC contamination;
- Construction of an asphalt cap and drains to reduce soil COC migration to groundwater; and
- Removal of structures, debris, containers and sumps.

The structures, debris, containers and sumps were removed from the site between1994 and 1996, and an asphalt cap was constructed to prevent further leaching of subsurface COCs into shallow groundwater and to prevent aerial dispersion of contaminated surficial soil. The SVE system was completed in 1998.

A groundwater extraction and ultraviolet light/oxidation treatment system has operated at the site since 1992 for the removal of VOCs from the shallow groundwater. (URS, 1998) The treatment system discharges treated groundwater into Coyote Creek, north of the Coyote Creek Flood Control Project site. The discharge is monitored under a National Pollutant Discharge Elimination System (NPDES) permit, and includes weekly, monthly, and quarterly monitoring of the system (MWH, 2001). The most recent monitoring report indicates the system has operated in compliance with their permit requirements.

The most recent shallow groundwater monitoring results available in SCVWD files were from December 2000. The report indicated no VOCs were detected upgradient (south) of the site, in the direction of the Coyote Creek Flood Control Project (HEC, 2000). In addition, the eastern cross-gradient boundary of the groundwater plume appears to be along Alma Avenue, just west of Senter Road (HEC, 2000), and is located 0.4 miles northwest and downgradient of the Coyote Creek Flood Control Project.

As an addendum to the RI, monitoring wells were also installed in the Zone C and D deeper aquifers to assess the possibility that contamination may have migrated to the deeper permeable groundwater units. Semi-annual groundwater monitoring conducted in the deeper aquifers has concluded that Zones C and D do not appear to have been impacted by VOCs (URS, 1998).

Based on available information, it does not appear that LB&D has impacted the Coyote Creek Flood Control Project area. In addition, LB&D is unlikely to represent a potential environmental concern to the site based on the extensive cleanup and monitoring program which is ongoing at the site.

CA SLIC Sites

Two of the CA SLIC sites identified in the surrounding area within the evaluation criteria are listed by EDR as closed, with no further action required. The third CA SLIC site is the San Jose City Historical Museum (SJCHM), located at 635 Phelan Avenue, approximately 1/8-mile northwest (downgradient) of the northern end of the Coyote Creek Flood Control Project footprint.

Due to its close proximity, a file review of the SJCHM site was conducted at the SCVWD. According to agency records, the site was listed on the CA SLIC database due to a report in 1993 that paint thinner from a sink used to clean paintbrushes drained directly to the ground. The case was closed on June 16, 1994, and no further action was required. Based on available information, the SJCHM does not appear to represent an environmental concern to the site.

LUST and Cortese Sites

Eight of the nine LUST and Cortese sites identified in the surrounding area within the evaluation criteria are listed by EDR as signed off, remedial action completed or deemed unnecessary or as having impacts to soil only, and therefore do not represent an environmental concern to the site.

The final LUST and Cortese listing is Aparico Cement, located at 506 Phelan Avenue, approximately _-mile west (crossgradient) of the northern end of the Coyote Creek Flood Control Project footprint. Due to its close proximity, a file review of the Aparico Cement site was conducted at the SCVWD. According to agency records, one diesel UST and three gasoline USTs were removed from the between 1995 and 1998. Soil and groundwater was found to be contaminated with petroleum hydrocarbons. Soils were removed from the Aparico Cement site, and groundwater monitoring performed over a two-year period indicates a natural attenuation of the contamination was occurring. On June 7, 2001, the Aparico Cement site was issued closure. Based on available information, the Aparico Cement site does not appear to represent an environmental concern to the site.

4.2 CITY OF SAN JOSE PLANNING DEPARTMENT

Records were reviewed at the City of San Jose Planning Department. Based on information provided by the USACE, the following Assessor's Parcel Numbers and zoning designations are associated with the Coyote Creek Flood Control Project area.

- 477-12-20, City of San Jose property surrounding Bevin Brooke Drive, zoned A, agricultural
- 477-12-24, City of San Jose Water Works, pumping station, zoned HI, heavy industrial
- 477-20-132, RL Carroll property, Carroll Ranch, 1896 Senter Road, zoned A, agricultural
- 477-20-133, DDD Partners property, office building, 1870 Senter Road, zoned IP, industrial park
- 477-20-135, City of San Jose property, Rock Spring Playground, zoned public park/open space
- 477-20-147, D&D Ranch property, office building, 1888 Senter Road, zoned IP, industrial park
- 477-20-148, DDD Partners property, vacant lot, zoned IP, industrial park
- 477-29-72, Ngai X Nguyen property, residential building, 1848 Rock Spring Drive, zoned R-M, multi-family residential
- 477-72-01, Bevin Brook Apartments, Bevin Brook Drive, zoned PD, planned development
- 477-72-02, City of San Jose property, open land east of Bevin Brook Apartments, zoned PD, planned development

5.0 CONCLUSIONS AND RECOMMENDATIONS

This section presents the conclusions of this ESA and the recommendations based on those conclusions.

5.1 CONCLUSIONS

The Coyote Creek Flood Control Project site has historically been undeveloped or used for agricultural purposes. Some industrial activity was present in some of the surrounding properties along Phelan Avenue to the west of Senter Road prior to 1954. The residential parcels and commercial office parcels adjacent to the project site area were developed between 1966 and the present, with the majority of the development occurring in the 1990's. The Carroll Ranch, located to the south of the site, includes several ranch buildings, miscellaneous equipment and debris, two aboveground storage tanks, and two old fuel dispensers. No information was available from local records regarding the uses or history of tanks or fuels on the Carroll Ranch property. In addition, there was no available documentation indicating environmental releases associated with the Carroll Ranch.

A review of historical and regulatory agency records did not identify any properties in the surrounding area with known environmental concerns likely to impact the site. The review of records indicates that known environmental concerns on the surrounding properties have been remediated to applicable regulatory levels.

5.2 RECOMMENDATIONS

Based upon the site visit and review of available information, ITSI has found no recognized environmental conditions in connection with the site and no further assessment is warranted.

6.0 REFERENCES

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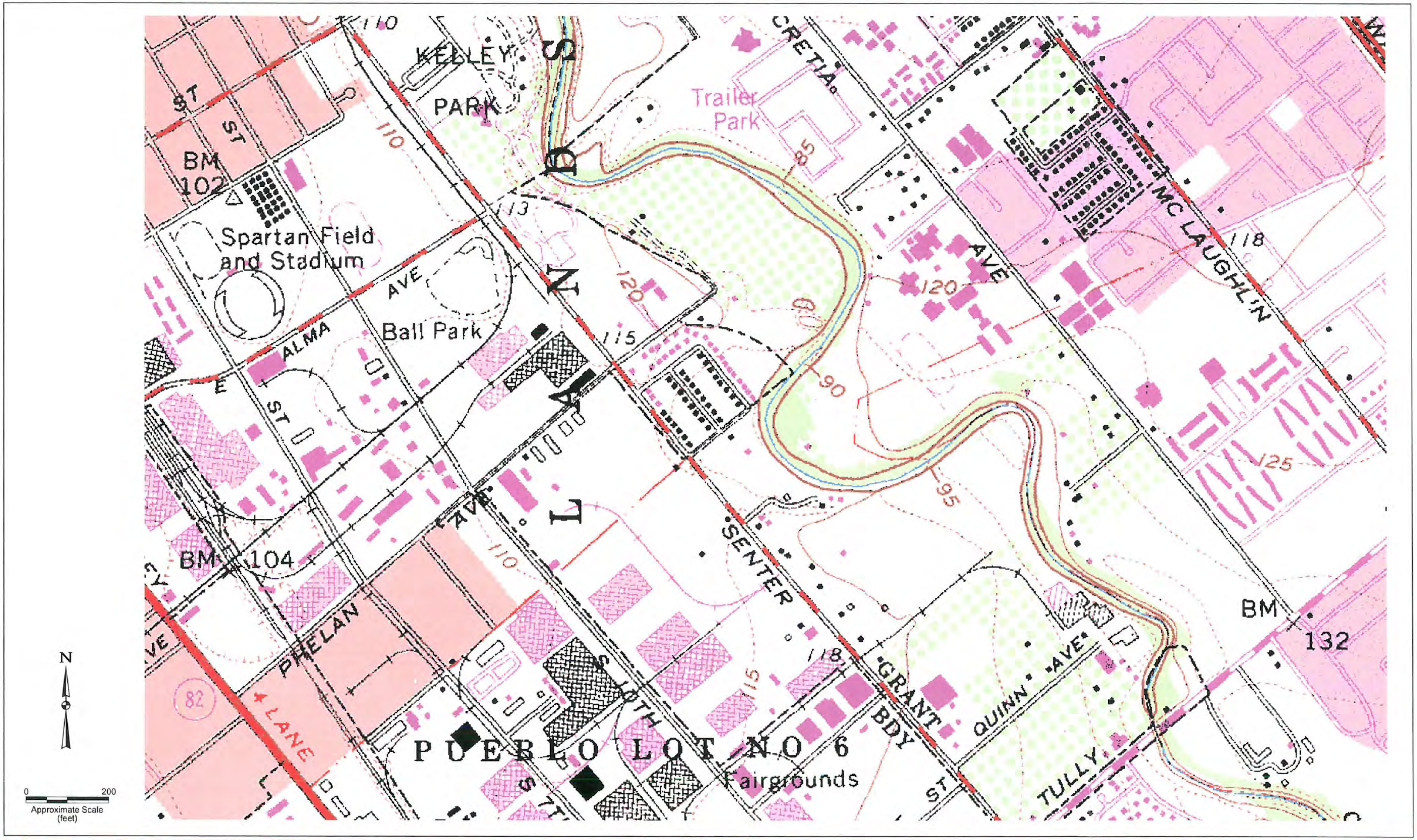


Prepared For:

U.S. Army Corps of Engineers

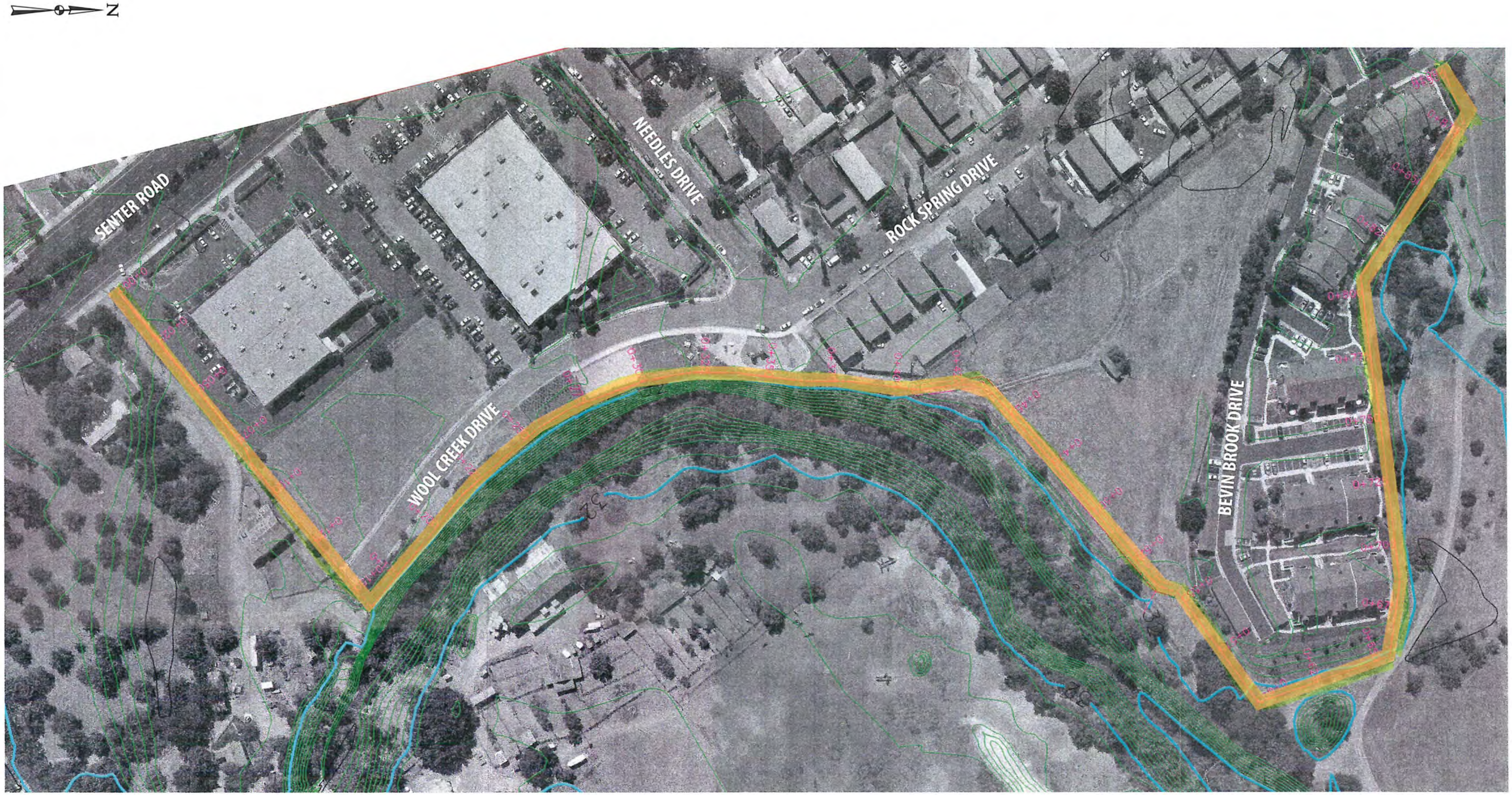
Figure 1 - Site Location Map

Phase I Environmental Site Assessment

Coyote Creek, San Jose, CA

Prepared By:

ITSI Innovative Technical Solutions, Inc.



Prepared For:

U.S. Army Corps of Engineers

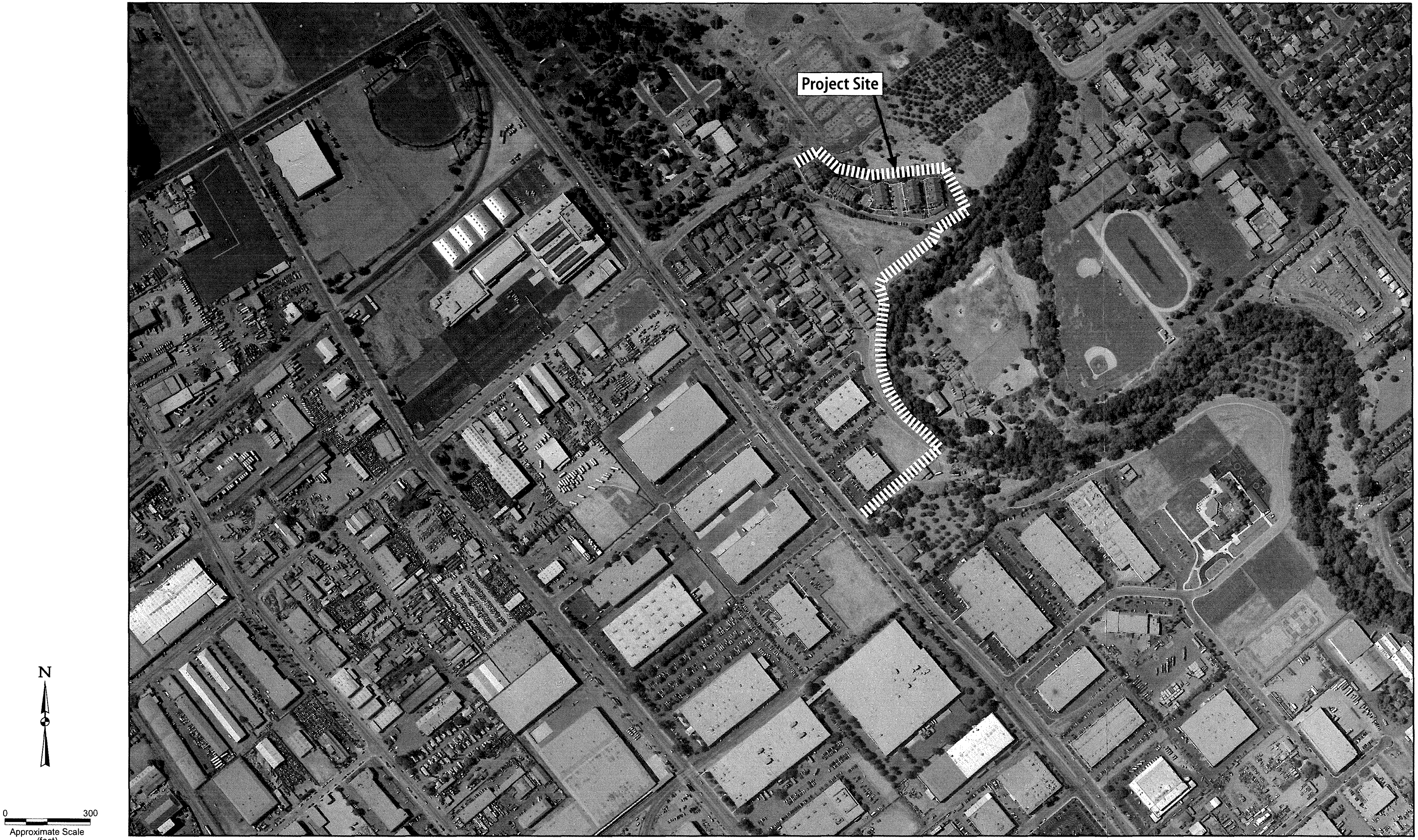
Figure 2 - Site Layout Map

Phase I Environmental Site Assessment

Coyote Creek, San Jose, CA

Prepared By:

ITSI Innovative Technical Solutions, Inc.



Source: Pacific Aerial Surveys, 1954 AV 6100-129-78

Prepared For:

U.S. Army
Corps of Engineers

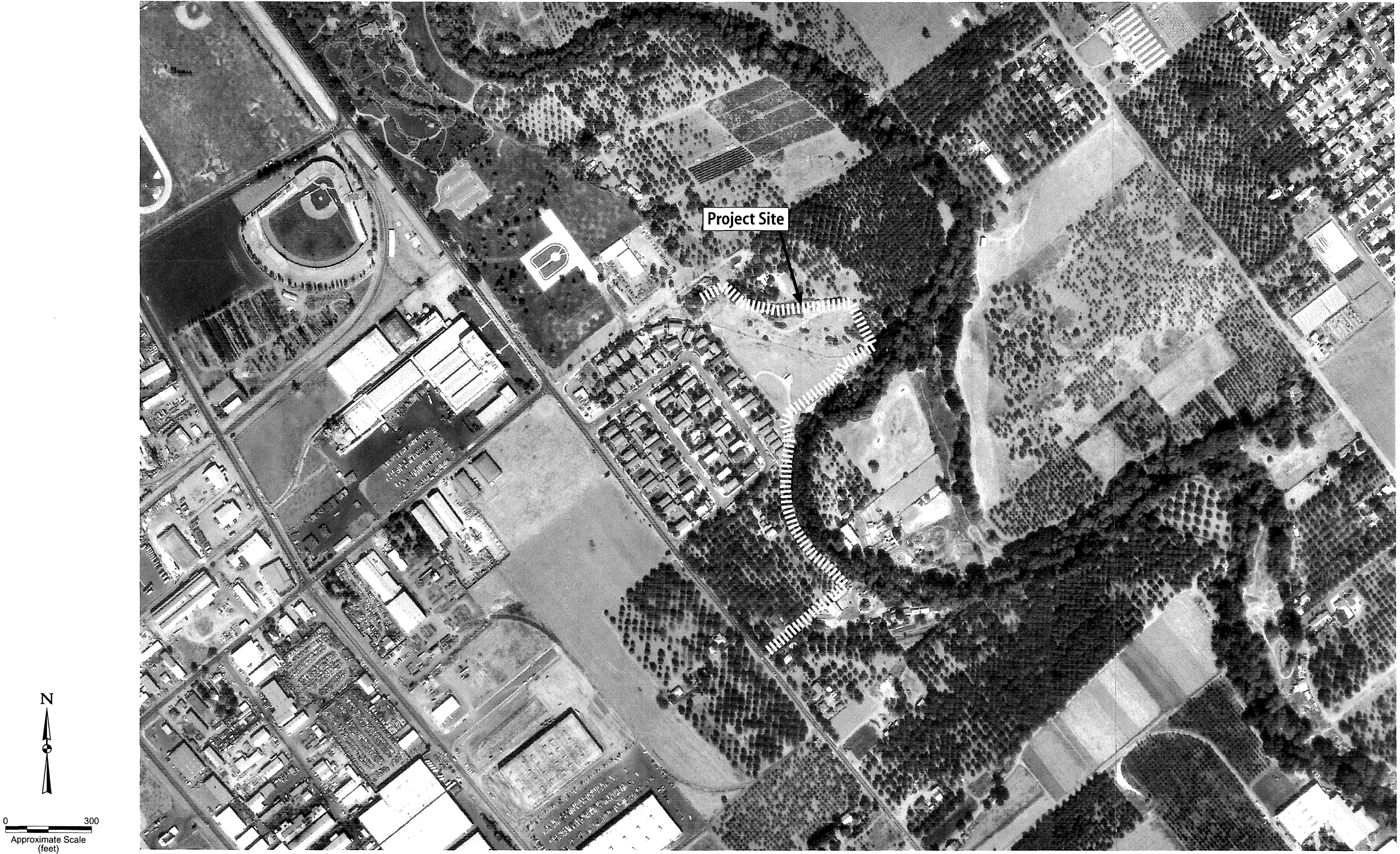
Figure 3 - Aerial Photograph, 1999

Phase I Environmental Site Assessment

Coyote Creek, San Jose, CA

Prepared By:

ITSI Innovative Technical Solutions, Inc.



Source: *Pacific Aerial Surveys, 1971 AV 1006-15-16*

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Figure 4 - Aerial Photograph, 1971
Phase I Environmental Site Assessment
Coyote Creek, San Jose, CA

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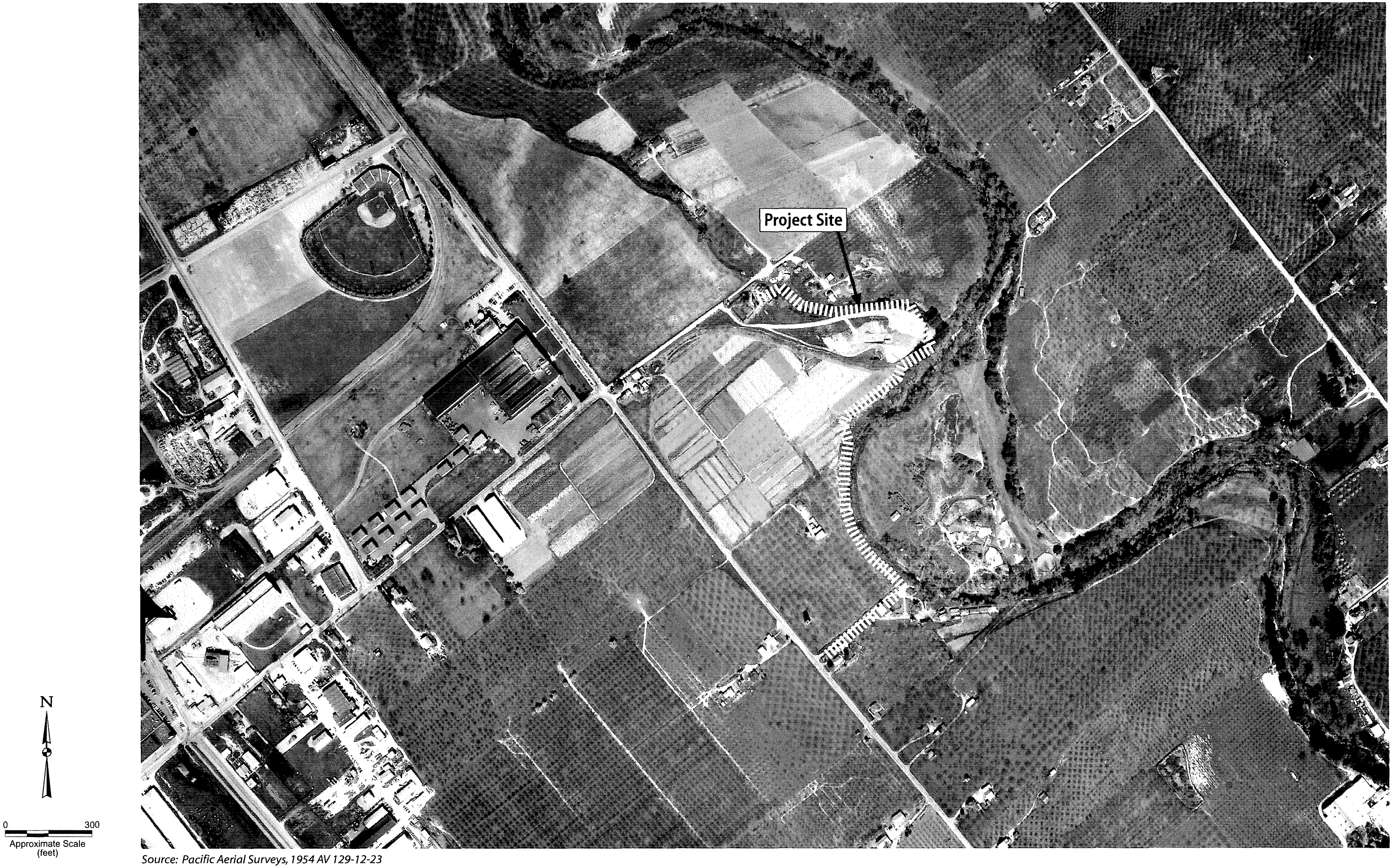

Source: *Pacific Aerial Surveys, 1954 AV 129-12-23*

Prepared For:

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Corps of Engineers

Figure 5 - Aerial Photograph, 1954
Phase I Environmental Site Assessment
Coyote Creek, San Jose, CA

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Photo 1: Section of Coyote Creek Project Area.

Photo 2: Rock Springs Playground adjacent to Coyote Creek Project.

Photo 3: Residential Units on Rock Spring Drive adjacent to Coyote Creek Project Area.

Photo 4: City of San Jose pumping station adjacent to Coyote Creek Project Area.

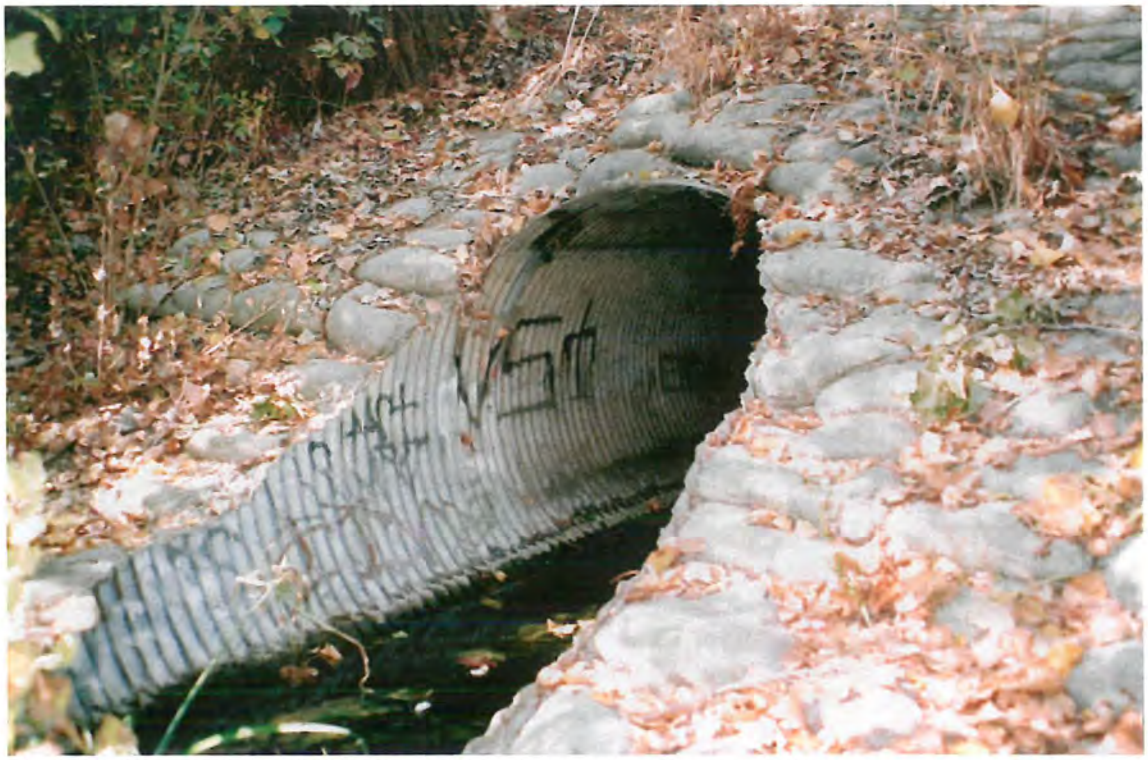

Photo 5: Stormwater outfall to Coyote Creek near city pumping station.

Photo 6: Area of Coyote Creek Project boundary near area of stormwater outfall.

Photo 7: Coyote Creek Project boundary along open space adjacent to Bevin Brook Drive residential units.

Photo 8: Wool Creek Drive adjacent to Coyote Creek Project boundary.

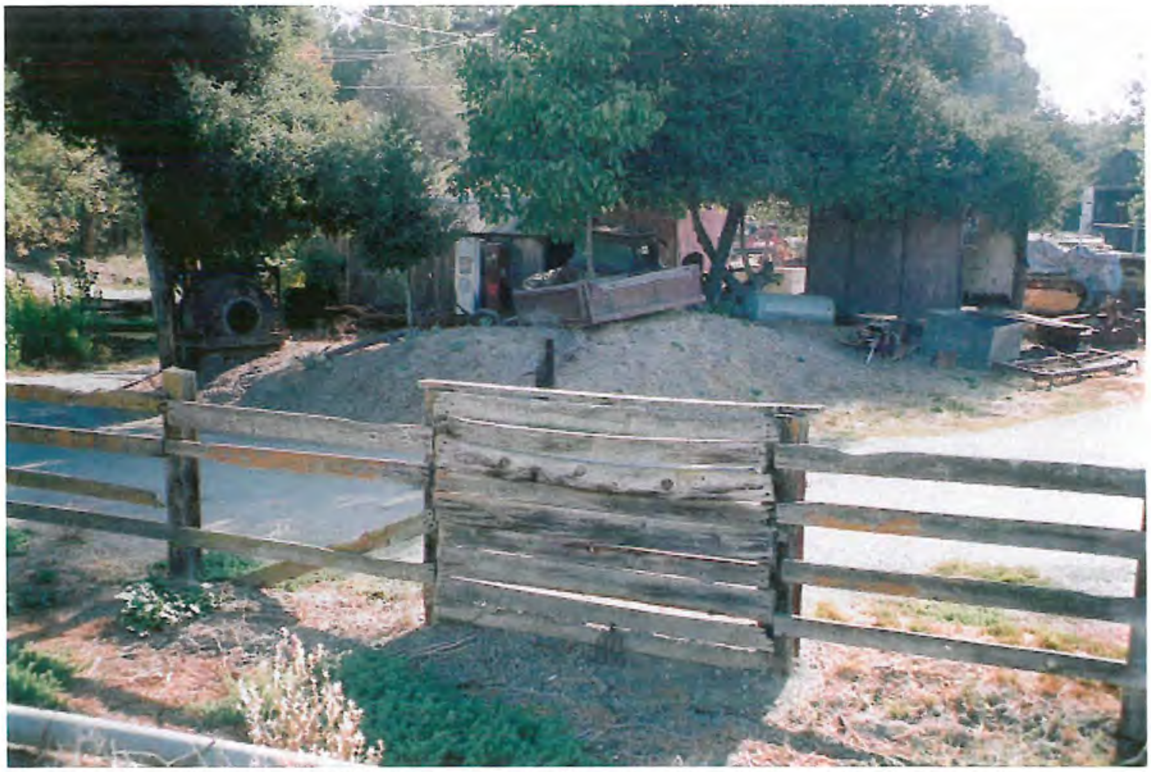

Photo 9: Carroll Ranch at 1896 Senter Road adjacent to Coyote Creek Project boundary.

Photo 10: Area of Coyote Creek Project boundary adjacent to 1888 Senter Road.